



MEMO

To: Museum Board / Arts and Culture Advisory Committee
From: Daniel Gagnon
Date: July 26, 2019
Subject: Deliberations on Future of Civic Centre

Background:

While planning for a new sports and recreation facility has been ongoing for years, the Pearson Centre roof collapse has forced the City to grapple with how and when to replace the arts and culture hub of the community.

In the coming weeks, Council will be forced to make a decision between:

- repairing the Civic Centre (to replace what was lost or damaged - theatre, museum, numerous arts spaces) or
- constructing a new building that would house the same or similar components.

Either option will be funded largely by the city's insurance policy. The Ad Hoc Hub Committee recently asked the Museum Board and Arts and Culture Advisory Committee to review the concept of repair vs new build and provide input for Council's eventual decision.

At this stage, the decision needed is conceptual, based on constantly changing and evolving information. To help the committee's deliberations, some important context summarized below and attached.

Context:

- The city's insurer has provided some partial cost estimates. It is anticipated that the cost to repair the Civic Centre will be approx. \$ 3.7 M. (note: this estimate has not been analyzed in detail by staff or peer reviewed by the city's engineers. That process is ongoing now). The \$3.7M would be in addition to the costs to date to secure the site and conduct the partial demolition, security etc. Placing the total loss at just over \$5 million.
- The insurer has yet to confirm what number is being offered as a cash settlement. However, the process has been confirmed: if the city chooses a cash settlement the city will be able to use those funds in any way it deems appropriate to replace the lost assets. That can include leveraging those funds to secure grants for a new building.

- If a decision is made to salvage the civic centre building, a temporary roof will need to be installed before the upcoming winter. The insurer's engineers are prepared to facilitate this if needed.
- If a decision is made to build a new facility, the location is up to Council. It can, but need not be, on the site of the Civic Centre. In any event, in a new build scenario the existing civic centre will likely need to be demolished. The cost to demolish would need to be factored into the cash settlement (or otherwise funded by the city).
- The concept of a new build has emerged by virtue of a new funding opportunity that can match 50% the city's insurance funding: the Canada Cultural Spaces grant by the federal dept. of Canadian Heritage. (see link below)
 - the fund would cover 50% of construction and equipment costs for the theatre, museum and arts spaces (gallery, studio etc)
 - The city's cash settlement from the insurer could be used to leverage this grant for the new build.
 - the federal fund can be stacked with other granters (FedNor, NOHFC, local fundraising)
 - There is no funding deadline, as the program is open and accepting applications however funds for the 2020 fiscal year are committed (but 2021 fiscal year is open)
 - the funding for the arts/culture components are separate and not part of the funding pitch for the sports/recreational hub anticipated this fall.
- The Mayor and CAO recently met with the federal staff member from the Canadian Heritage Dept. responsible for the Cultural Spaces Fund in Ottawa who confirmed many of the details in this memo. The briefing note presented to the staff member is attached for reference.
- Presumably a repair of the civic centre would see a slightly faster resumption of theatre/arts programming than a new building, but only slightly. Both concepts will take several months (ie. 18 to 24 minimum) if not years to come to fruition.
- I can elaborate in person at the joint meeting of the museum board/arts and culture committee.

<https://www.canada.ca/en/canadian-heritage/services/funding/cultural-spaces-fund/application-guidelines.html>

Respectfully Submitted,

Daniel Gagnon